

1 BILL NO. R-86-09-15

2 DECLARATORY RESOLUTION NO. R- 72-86

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 1311 E. Wallace, Fort Wayne, Indiana
8 46803. (Miller Stamping & Tool, Inc.,
9 Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 The Southerly 60.0 feet of the
16 Easterly 10.0 feet of the Northerly
17 77.65 feet of the Westerly half
18 of Lot #13; and also The Easterly
19 Half of Lot Numbered Thirteen
20 (13) in Hanna Creighton Subdivision
21 in the City of Fort Wayne, Indiana,
22 Section Two, according to the
23 plat thereof recorded in the
24 Office of the Recorder of Allen
25 County, Indiana;

26 said property more commonly known as 1311 E. Wallace, Fort Wayne,
27 Indiana 46803;

28 WHEREAS, recommendations have been received from the
29 Committee on Finance and the Department of Economic Development
30 concerning said Resolution;

31 WHEREAS, notice of the adoption and substance of said
32 Resolution has been published in accordance with I.C. 5-3-1 and
a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for a one (1) year period. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. However, pursuant to I.C. 6-1.1-12.1-3(b), final determination of the length of the entitled deduction will not be made by Common Council until receipt from the County Auditor of the owner's application.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Mark E. Gira Quintero

~~Councilmember~~

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 14th day of October, 19 86, at 7:00 o'clock P..M.,E.

DATE: 9-23-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 10-14-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-72-86

on the 14th day of October, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 19 86, at the hour of 11:30 o'clock A..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of October, 19 86, at the hour of 9:00 o'clock A..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Michael L & Carol S Miller

Site Location: 1311 E Wallace
Fort Wayne, In 46803

Councilmanic District: 1st Existing Zoning: M-1

Nature of Business: Building Metal stamping dies, special machining, stamping electrical terminals
Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

5000 sq. ft. addition to building of like structure and raising the roof and
ceiling of mezzanine office area

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 150,000.00 Permanent Jobs Created: 8

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Since this project is located in both a Redevelopment area and the Enterprise Zone we feel this is the type of company that deserves any type of assistance that the the city can offer

Staff them.
Date 9-10-86

Director T. W. J.
Date 9/11/86

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Build metal stamping dies, special machining, and stamping electrical terminals

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

one-story steel frame, metal-clad building of 11,00 square feet

(1,000 square feet consists of mezzanine office area)

What is the condition of structure(s) listed above? very good

Current assessed value of Real Estate:

Land \$ 4,200

Improvements 26,900

Total \$31,100

What was amount of Total Property Taxes owed during the immediate past year? \$2,486 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

5,000 square foot addition to building of like structure and raising the roof and ceiling of mezzanine office area

Cost of Improvements: \$ 150,000

Development Time Frame:

When will physical aspects of improvements begin? ASAP

When is completion expected? 6 months

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 21

How many permanent jobs will be created as a result of this project?
8

Anticipated time frame for reaching employment level stated above?
1 year

What is the nature of those jobs?

skilled & unskilled

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

property is located in the Hanna-Creighton redevelopment area and is limited
to certain uses due to similar type business development in the area

In what Township is project site located? Wayne

In what Taxing District is project site located? _____

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

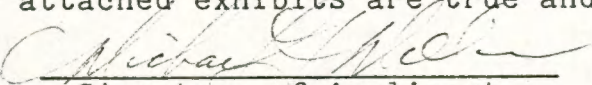
Michael L Miller 16203 St. Rd. #1 Spencerville, In 46788 (home)

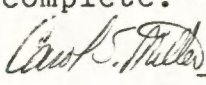
Carol S Miller " " "

Business Address - 1311 E Wallace Ft. Wayne, In 46803

Phone Number of Contact Person (219) 456-3120(Business) (219)627-3197(home)

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

 Sept. 2, 1986

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

86-020199

Mail tax bills to:

Tax Key No.: _____

WARRANTY DEED

This indenture witnesseth that TIM MARTIN and DEBORAH MARTIN, husband and wife,
and KENT WIIST and LINDA WIIST, husband and wife, Partners d/b/a
T & K BUILDERS,

of Allen County in the State of Indiana

Convey and warrant to MICHAEL L. MILLER & CAROL S. MILLER, Husband & Wife
as joint tenants with right of survivorship.

of Allen County in the State of Indiana

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

The Southerly 60.0 feet of
the Easterly 10.0 feet of the Northerly 77.65 feet of
the Westerly half of Lot #13; and also
The Easterly Half of Lot Numbered Thirteen (13) in
Hanna Creighton Subdivision in the City of Fort Wayne,
Indiana, Section Two, according to the plat thereof
recorded in the office of the Recorder of Allen County,
Indiana.

Subject to the real estate taxes due and payable in
May 1986, and to all subsequent taxes, easements,
assessments, restrictions, and limitations of record.

1986 JUN 16 PM 2:06

ALLEN COUNTY RECORDER

Virginia S. Young

DULY ENTERED FOR TAXATION

JUN 16 1986

Gloria J. Goeglein
AUDITOR OF ALLEN COUNTY

State of Indiana, Allen County, ss:

Before me, the undersigned, a Notary Public in and for said County
and State, this 9th day of June 19 86

personally appeared: TIM MARTIN and DEBORAH
MARTIN, husband and wife, and KENT
WIIST and LINDA WIIST, husband and
wife, Partners d/b/a T & K BUILDERS.

Dated this 9th Day of June 19 86

T & K BUILDERS

Tim Martin Seal
(Tim Martin) Partner

Deborah Martin Seal

RECEIPT

No 201

FUND - ECONOMIC DEVELOPMENT

FORT WAYNE, IND. September 3 1986

RECEIVED FROM Miller Stamping & Tool, Inc. \$ 50.00

THE SUM OF Fifty and 00/100 DOLLARS

ON ACCOUNT OF Tax Abatement Application fee

V. C. Zischgall
AUTHORIZED SIGNATURE

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionB-86-09-15DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 1311 E. Wallace, Fort Wayne, Indiana
46803. (Miller Stamping & Tool, Inc., Petitioner).

EFFECT OF PASSAGE A 5,000 square foot addition will be added to a
building of like structure and the roof and ceiling of the mezzanine
office area will be raised.

EFFECT OF NON-PASSAGE Company will be limited in space.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$150,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-09-15

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 1311 E. Wallace Fort Wayne, Indiana
46803. (Miller Stamping & Tool, Inc., Petitioner)

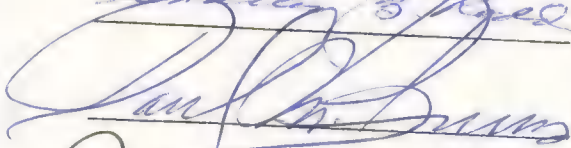
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) _____

YES

NO


MARK E. GiaQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 10-14-86

SANDRA E. KENNEDY
CITY CLERK

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Michael L & Carol S Miller

Site Location: 1311 E Wallace
Fort Wayne, In 46803

Councilmanic District: 1st Existing Zoning: M-1

Nature of Business: Building Metal stamping dies, special machining, stamping electrical

Project is located in the following: terminals

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

5000 sq. ft. addition to building of like structure and raising the roof and
ceiling of mezzanine office area

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 150,000.00 Permanent Jobs Created: 8

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Since this project is located in both a Redevelopment area and the Enterprise Zone we feel this is the type of company that deserves any type of assistance that the the city can offer

Staff them. [Signature]
Date 9-10-86

Director [Signature]
Date 9/11/86



The City of Fort Wayne

September 25, 1986

Ms. Cynthia Wilkins
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Wilkins:

Please give the attached full coverage on the date of September 29, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-86-09-10 & R-86-09-11
Bill No. R-86-09-12 & R-86-09-13
Bill No. R-86-09-14 & R-86-09-15

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-86-09-14 AND R-86-09-15)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 9/23/86,
date

designating property at 1311 E. Wallace, Fort Wayne, Indiana,
(Miller Stamping & Tool, Inc., Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, October 14, 1986, at 7:00 P.M.
date, time & place
City-County Building, One Main Street, Common Council Conference
Room 128, 1st Floor

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

RESOLUTION NO. 86- 56

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION APPROVING THE DESIGNATION OF
PROPERTY AS AN "ECONOMIC REVITALIZATION
AREA" (MILLER STAMPING & TOOL, INC., PETITIONER)

WHEREAS, THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA HAS DESIGNATED BY DECLARATORY RESOLUTION NO. 67-86 THE
FOLLOWING DESCRIBED PROPERTY AS AN "ECONOMIC REVITALIZATION AREA",
TO-WIT:

The Southerly 60.0 feet of the Easterly 10.0
feet of the Northerly 77.65 feet of the Westerly half
of Lot #13; and also the Easterly Half of Lot Numbered
Thirteen (13) in Hanna-Creighton Subdivision in the City
of Fort Wayne, Indiana, Section Two, according to the
plat thereof recorded in the Office of the Recorder
of Allen County, Indiana

and

WHEREAS, THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN
HANNA-CREIGHTON URBAN RENEWAL PROJECT, AND

WHEREAS, REGULATIONS REQUIRE THAT THE REDEVELOPMENT
COMMISSION APPROVE OR DISAPPROVE THE DESIGNATION OF PROPERTIES
LOCATED WITHIN AN URBAN RENEWAL AREA AS AN "ECONOMIC REVITALIZATION
AREA".

NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE
REDEVELOPMENT COMMISSION OF THE CITY OF FORT WAYNE, INDIANA:

- (1) THE DECLARATORY RESOLUTION NO. 67-86 OF THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
DESIGNATING THE ABOVE DESCRIBED PROPERTY LOCATED WITHIN AN
URBAN RENEWAL AREA AS AN "ECONOMIC REVITALIZATION AREA"
IS HEREBY APPROVED.
- (2) THAT SAID DESIGNATION OF THE ABOVE DESCRIBED PROPERTY
AS AN "ECONOMIC REVITALIZATION AREA" SHALL ONLY APPLY
TO A DEDUCTION OF THE ASSESSED VALUE OF REAL ESTATE.
- (3) THE FORT WAYNE REDEVELOPMENT COMMISSION CONCURS
IN THE INTENT OF COMMON COUNCIL TO RECOMMEND A TEN (10)
YEAR DEDUCTION FROM THE ASSESSED VALUE OF REAL PROPERTY.

(4) THAT THIS RESOLUTION SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE BY THE FORT WAYNE REDEVELOPMENT COMMISSION.

ADOPTED THIS 7th DAY OF October, 1986.

FORT WAYNE REDEVELOPMENT COMMISSION



ROBERT L. THOMPSON, JR., PRESIDENT



REV. JAMES HALL, SECRETARY

1 BILL NO. R-86-09-14

2 DECLARATORY RESOLUTION NO. R-67-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 1311 E. Wallace,
7 Fort Wayne, Indiana 46803. (Miller
8 Stamping & Tool, Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 September 3, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 The Southerly 60.0 feet of the
16 Easterly 10.0 feet of the Northerly
17 77.65 feet of the Westerly half
18 of Lot #13; and also The Easterly
19 Half of Lot Numbered Thirteen
20 (13) in Hanna Creighton Subdivision
21 in the City of Fort Wayne, Indiana,
22 Section Two, according to the
23 plat thereof recorded in the
24 Office of the Recorder of Allen
25 County, Indiana;

26 said property more commonly known as 1311 E. Wallace, Fort Wayne,
27 Indiana 46803;

28 WHEREAS, it appears that said petition should be pro-
29 cessed to final determination in accordance with the provisions
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
32 OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section
4, below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of
the Confirming Resolution referred to in Section 3 of this Resolu-
tion and shall continue for one (1) year thereafter. Said desig-
nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

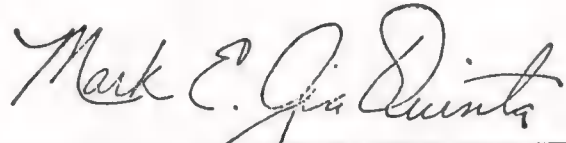
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-

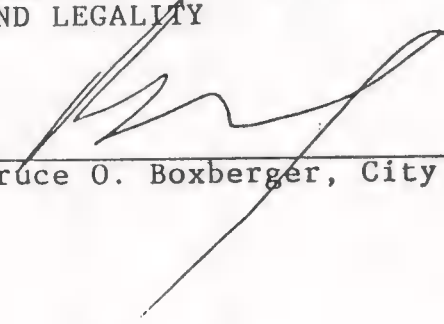
Page Three

12.1-3(b), after receipt of the owner's application from the
County Auditor.

SECTION 6. That this Resolution shall be in full force
and effect from and after its passage and any and all necessary
approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the C Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M.,

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Mr. Talarico, and duly adopted, placed on its passage. PASSED (YES) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9	—	—	—	—
BRADBURY	1	—	—	—	—
BURNS	1	—	—	—	—
EISBART	1	—	—	—	—
GIAQUINTA	1	—	—	—	—
HENRY	1	—	—	—	—
REDD	1	—	—	—	—
SCHMIDT	1	—	—	—	—
STIER	1	—	—	—	—
TALARICO	1	—	—	—	—

DATE: 9-23-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-67-86
on the 23rd day of September, 1986

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of September, 1986, at the hour of 11:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24 day of September, 1986, at the hour of 3:00 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED

SEP 3 1986

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Michael L & Carol S Miller

Address of Applicant's Principle Place of Business:

Miller Stamping & Tool, Inc
1311 E Wallace
Fort Wayne, In 46803

Phone Number of Applicant: (219) 456-3120

Street Address of Property Seeking Designation:

1311 E Wallace
Fort Wayne, In 46803

S.I.C. Code of Substantial User of Property: 3544

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> X </u>	<u> </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Build metal stamping dies, special machining, and stamping electrical terminals

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

one-story steel frame, metal-clad building of 11,00 square feet

(1,000 square feet consists of mezzanine office area)

What is the condition of structure(s) listed above? very good

Current assessed value of Real Estate:

Land	<u>\$ 4,200</u>
Improvements	<u>26,900</u>
Total	<u>\$31,100</u>

What was amount of Total Property Taxes owed during the immediate past year? \$2,486 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

5,000 square foot addition to building of like structure and raising the
roof and ceiling of mezzanine office area

Cost of Improvements: \$ 150,000

Development Time Frame:

When will physical aspects of improvements begin? ASAP

When is completion expected? 6 months

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 21

How many permanent jobs will be created as a result of this project?
8

Anticipated time frame for reaching employment level stated above?
1 year

What is the nature of those jobs?

skilled & unskilled

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

property is located in the Hanna-Creighton redevelopment area and is limited to certain uses due to similar type business development in the area

In what Township is project site located? Wayne

In what Taxing District is project site located? _____

RES,
NE

OFS.

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael L Miller 16203 St. Rd. #1 Spencerville, In 46788 (home)

Carol S Miller

"

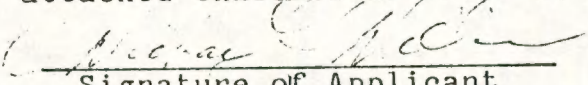
"

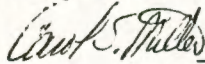
"

Business Address - 1311 E Wallace Ft. Wayne, In 46803

Phone Number of Contact Person (219) 456-3120(Business) (219) 627-3197(home)

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

 Sept. 2, 1986

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

86-020199

Mall tax bills to:

Tax Key No.: _____

WARRANTY DEED

This indenture witnesseth that TIM MARTIN and DEBORAH MARTIN, husband and wife,
and KENT WIIST and LINDA WIIST, husband and wife, Partners d/b/a
T & K BUILDERS,

of Allen County in the State of Indiana

Convey and warrant to MICHAEL L. MILLER & CAROL S. MILLER, Husband & Wife
as joint tenants with right of survivorship.

of Allen County in the State of Indiana
for and in consideration of One Dollar (\$1.00) and other good and valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

The Southerly 60.0 feet of
the Easterly 10.0 feet of the Northerly 77.65 feet of
the Westerly half of Lot #13; and also
The Easterly Half of Lot Numbered Thirteen (13) in
Hanna Creighton Subdivision in the City of Fort Wayne,
Indiana, Section Two, according to the plat thereof
recorded in the office of the Recorder of Allen County,
Indiana.

Subject to the real estate taxes due and payable in
May 1986, and to all subsequent taxes, easements,
assessments, restrictions, and limitations of record.

1986 JUN 16 PM 2:06

ALLEN COUNTY RECORDER

Virginia D. Young

DULY ENTERED FOR TAXATION

JUN. 16 1986

Gloria J. Goegelein
AUDITOR OF ALLEN COUNTY

State of Indiana, Allen County, ss:

Before me, the undersigned, a Notary Public in and for said County
and State, this 9th day of June 19 86

personally appeared: TIM MARTIN and DEBORAH
MARTIN husband and wife and KENT

Dated this 9th Day of June 19 86

T & K BUILDERS

Tim Martin Seal
(Tim Martin) Partner

Form Prescribed by State Board of Accounts

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

General Form No. 99P (Rev. 1967)

To NEW-SENTINEL Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 5

Body number of lines 17

Tail number of lines 2

Total number of lines in notice 24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Sept. 29 19 86 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the

NEWS-SENTINEL

DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

9/29/86

Subscribed and sworn to me before this 29th day of September 19 86

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING

FORT WAYNE COMMON COUNCIL

(RESOLUTIONS NO. R-86-09-14 AND R-86-09-15)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9/23/86, designating property at 1311 E. Wallace, Fort Wayne, Indiana, (Miller Stamping & Tool, Inc., Petitioner), an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 14, 1986, at 7:00 P.M. City-County Building, One Main Street, Common Council Conference Room 128, 1st Floor.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy City Clerk

9-29

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Body number of lines
Tail number of lines
Total number of lines in notice

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Date Sept. 29 19 86 Title CLERK

FORM #904

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State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 9/29/86

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Shelley R. LaRue Notary Public
My commission expires March 3, 1990